



TOWN OF PALM BEACH

REVISED

8:46 am, Apr 24, 2017

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS**

April 26, 2017

09:00 A.M.

The progress of this meeting maybe monitored by visiting townofpalmbeach.com and click on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. CALL TO ORDER

II. ROLL CALL

Richard Sammons, Chairman
Ann L. Vanneck, Vice Chairman
Robert N. Garrison, Member
Alexander C. Ives, Member
Michael B. Small, Member
Maisie Grace, Member
Robert J. Vila, Member
John David Corey, Alternate Member
Betsy Shiverick, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES FROM THE MARCH 22, 2017 MEETING

V. APPROVAL OF THE AGENDA

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

VII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

VIII. PROJECT REVIEW

A. DEMOLITIONS AND TIME EXTENSIONS

B-025-2017 Time Extension

Address: 1020 S. Ocean Blvd.

Applicant: 1020 South Ocean LLC

Architect: Ralph Cantin, A.I.A.

Project Description: Time extension for demolition B-041-2016, approved July 27, 2017 with landscape revisions.

Call for disclosure of ex parte communication.

B-031-2017 Demolition

Address: 446 N. Lake Way

Applicant: Steven A. Levin

Architect: Harold Smith/Smith and Moore Architects

Project Description: Demolition of a two-story residence, guest house, pool, pool pavilion, tennis court, tennis pavilion, hardscape and landscape.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-OLD BUSINESS

B-065-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 320 Seabreeze Ave.

Applicant: Mr. & Mrs. Gregory Fisher

Architect: Patrick Segraves, SKA Architect + Planner

Project Description: Demolition of existing house and new construction of 2,800 square foot Mediterranean Revival two-story home. Home will consist of three bedrooms and two and one half baths with living room, dining room and kitchen. Final landscape/hardscape to be included.

VARIANCE INFORMATION: The applicant is requesting for approval of a special exception with site plan review to allow the construction of a 2,713 square foot two-story, single family residence on two platted lots which combined creates a lot that is 50 feet in width in lieu of the 100-foot minimum required and 6,125 square feet in area in lieu of the 10,000 square foot minimum area required. The following variances are being requested. To allow a 6-foot east side yard setback for the two story portion in lieu of the 15-foot minimum required and to allow a 6-foot west side yard setback for the one story portion in lieu of the 12.5-foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the architectural presentation of the new construction to the November 30, 2016 meeting. At the November meeting, a motion carried to defer

the project to the January 25, 2017 meeting for significant redesign. At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting for restudy. At the February meeting, a motion carried to defer the project to the March 22, 2017 meeting. At the March meeting, a motion carried to defer the project to the April 26, 2017 meeting.

Call for disclosure of ex parte communication.

B-066-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) -
Done 11/30/16

Address: 340 Seaview Ave.

Applicant: Town of Palm Beach (Tom Bradford, Town Manager)

Architect: Stephen Boruff, AIA Architects + Planners, Inc.

Landscape Architect: Nievera Williams Design

Project Description: Demolition of the existing one-story recreation center, maintenance building, pro shop, tennis hitting wall & backstop and the construction of a new two-story, community center & gymnasium, new maintenance building and a new tennis observation pavilion with attached tennis hitting wall & maintenance yard and associated site work including a new elevated plaza, numerous new stairs and ramps, new playground area and the renovation and expansion of on-site parking.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to approval to allow a new two-story 33,810 square foot Recreation Center for the Town of Palm Beach that will include a new athletic field, parking lot, gymnasium, tennis pro shop, multi-purpose room, fitness center with locker rooms, concession area, classrooms, offices and new maintenance building, new tennis backboard, new scoreboard. A second special exception request is to allow for a rebound wall to be constructed on the north side of the new maintenance building. The following variances are being requested in order to construct the new community center: 1) A west side yard setback of 10 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 2) A north side yard setback of 8 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 3) A street rear yard setback for the new parking lot on Royal Palm Way of 4 feet in lieu of the 35 foot minimum required for properties that are in excess of 20,000 square feet; 4) an east side yard setback of 4 feet in lieu of the 30 foot minimum required for the new parking lot on Royal Palm Way for properties that are in excess of 20,000 square feet; 5) a height of 27 feet in lieu of the 22 foot maximum allowed; 6) an overall height of 35 feet in lieu of the 30 foot maximum allowed; 7) a vertical distance to the top of beam of 30.75 feet in lieu of the 26 foot maximum distance allowed from the crown of street to top of beam; 8) landscaped open space of 43% in lieu of the 55% minimum required for properties that are in excess of 20,000 square feet; 9) parking lot interior landscaped open space of 5% in lieu of the 10% minimum required; 10) to allow signage on the proposed scoreboard which would exceed the maximum signage allowed (of one for each street frontage); 11) to allow three (3) air-conditioning units to be on the roof that is in excess of the 4 foot maximum allowed. The proposed A/C units will be 5 feet tall plus the height of the stand.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for restudy, with particular attention to reducing the mass and addressing the elimination of the north field for one month to the November 30, 2016 meeting. At the November meeting, a motion carried that the implantation of the proposed variances will not cause negative architectural impact

to the subject property with the existing parking or parking option B. A second motion carried to defer the project for one month for restudy to December 28, 2016. At the December meeting, a motion carried to defer the project for one-month to the January 25, 2017 meeting at the request of the applicant. At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting at the Town Council's request. At the February meeting, a motion carried to defer the project to the March 22, 2017 meeting. At the March meeting, a motion carried to approve the project as presented with the caveat that the fitness center location is changed to the south side of the building with pertinent changes to fenestration as needed and all materials are to be submitted at the April 26, 2017 meeting.

Call for disclosure of ex parte communication.

B-078-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 157 Peruvian Ave.

Applicant: Nita Stanoytchev; c/o David E. Klein, Esq.

Architect: Roy & Posey Architects

Project Description: Demolition of an existing one-story residence and construction of a new two-story single family residence in the "Bermuda Style."

VARIANCE INFORMATION: The applicant is requesting a variance to build a two-story, 3,911 square foot (including the garage) single-family residence on a lot with an area of 6,250 square feet, in lieu of the 10,000 square foot minimum required, and a lot width of 50 feet, in lieu of the 75-foot minimum required.

At the December meeting, a motion carried to defer the project for one-month to the January 25, 2017 meeting at the request of the applicant. At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting at the request of the applicant. At the February meeting, a motion carried to defer the project to the March 22, 2017 meeting. At the March meeting, a motion carried to defer the demolition to allow the architect to bring additional photos and a landscape demolition plan. A second motion carried to defer the project to the April 26, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-001-2016 Additions/Modifications

Address: 242 Cherry Lane

Applicant: 242 Cherry Lane, LLC/James C. Paine, Jr. – Agent, Architect

Architect: James C. Paine, Jr.

Project Description: Two story addition to single family residence, including demolition of non-conforming portion of existing residence.

At the January meeting, a motion carried to defer the project to the March 22, 2017 meeting for an aggressive restudy. At the March meeting, a motion carried to defer the project to the April 26, 2017 meeting at the request of the architect.

Please note: Staff requests a one-month deferral to the May 24, 2017 meeting to address zoning issues.

B-002-2017 Demolition/New Construction

Address: 256 Fairview Rd.

Applicant: 256 Fairview Road, LLC

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of a 1 story residence, pool, landscape and hardscape. Construction of a 2 story residence, pool/spa, landscape and hardscape.

At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting at the staff's request. At the February meeting, a motion carried to approve the demotion request. A second motion carried to defer the project to the March 22, 2017 meeting for restudy. At the March meeting, a motion carried to defer the project to the April 26, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-008-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 235 Via Vizcaya

Applicant: 235 Via V PB, LLC

Architect: Pat Segraves, SKA Architect + Planner

Project Description: Mediterranean Revival style two-story home to be 7,444 square feet consisting of four bedrooms, six and one half bathrooms, kitchen, dining room, family room, living room, library, loggias, two-car garage and guest apartment. Final landscape, hardscape and drainage to be included.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to allow the construction of a 7,444 square foot two-story, single family residence on a non-conforming platted lot which is 15,344 square feet in area in lieu of the 20,000 square foot minimum area required; 47.25 in width in lieu of the 125 foot minimum required; and 97.58 feet in depth in lieu of the 150 foot minimum required.

At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting at the request of the architect. At the February meeting, a motion carried to defer the project to the April 26, 2017 meeting for major restudy.

Call for disclosure of ex parte communication.

B-009-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 12 Via Vizcaya

Applicant: JDC Florida Properties, LLC

Architect: Pat Segraves, SKA Architect + Planner

Project Description: Classical Style two-story home to be 6,958 square feet consisting of 4 bedrooms, five and one half bathrooms, kitchen, dining room, family room, library, loggias, and two car garage. Final landscape, hardscape and drainage to be included.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to allow the construction of a 6,958 square foot two-story, single family residence on a non-conforming platted lot which is 15,102 square feet in area in lieu of the 20,000 square foot minimum area required; 106.67 in width in lieu of the 125 foot minimum required; and 100.17 feet in depth in lieu of the 150 foot minimum required.

At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting for major restudy. At the February meeting, a motion carried to defer the project to the April 26, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-013-2017 Additions/Modifications

Address: 220 Indian Rd.

Applicant: Francis Fraenkel and Frances Sweeney

Architect: Michael J. Polka/YRA Design Inc.

Project Description: Addition of enlarged foyer with new raised hipped roof with roof tiles, eaves and brackets to match existing, new windows, shutters and front door at street side.

At the March meeting, a motion carried to defer the project to the April 26, 2017 meeting.

Call for disclosure of ex parte communication.

B-016-2017 Demolition/New Construction

Address: 210 Fairview Rd.

Applicant: Palm Beach Island Ventures, LLC

Architect: James C. Paine, Jr.

Project Description: Demolition of existing single story residence. Construction of new two story residence with side entry garage and pool.

At the March meeting, to approve the demolition request. A second motion carried to defer the project to the April 26, 2017 meeting for restudy of the mass, lighting, fenestration, window treatments and the unsupported concrete walls.

Please note: The architect requests a one-month deferral to the May 24, 2017 meeting.

B-018-2017 Demolition/New Construction

Address: 323 Seabreeze Ave.

Applicant: Desiree Luccio

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition of existing two story home. New two story home to be approximately 3,800 square feet. Home will consist of three bedrooms, four and one half bathrooms, living room, dining room, family room, kitchen, laundry, loggia, two car garage and renovation to the existing guest house and cabana. Final landscape plan to be included.

At the March meeting, to defer the demolition to the April 26, 2017 meeting.

Call for disclosure of ex parte communication.

C. **MAJOR PROJECTS-NEW BUSINESS**

B-019-2017 Additions/Modifications

Address: 120 Jungle Rd.

Applicant: Leo & Kathryn Vecellio

Architect: Bridges, Marsh & Associates, Inc.

Project Description: Expansion of existing 2 story garage and associated landscape/hardscape.

Call for disclosure of ex parte communication.

B-020-2017 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE

Address: 202 Onondaga Ave.

Applicant: 202 Onondaga LLC

Architect: Fairfax, Sammons & Partners

Project Description: Renovations to existing one story residence and partial 2nd floor addition to same. Landscape and hardscape changes included.

VARIANCE INFORMATION: The applicant is requesting approval to demolish greater than fifty percent (50%) of the existing cubic footage by taking off existing roof trusses and adding a second story addition with a pitched roof off the one story house. The following variances are being requested: a) an east side yard setback of 11.8 feet in lieu of the 15 foot minimum required, b) a west side yard setback to remain of 9.8 feet in lieu of the 12.5 foot minimum setback required.

Call for disclosure of ex parte communication.

B-021-2017 Additions/Modifications

Address: 1900 S. Ocean Blvd.

Applicant: Keith Frankel

Architect: Nievera Williams Design

Project Description: Main entry gate and columns and service gate with columns.

Call for disclosure of ex parte communication.

B-022-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES

Address: 1430 N. Ocean Blvd.

Applicant: Valerie and Greg Frost

Architect: MP Design & Architecture

Project Description: New 164.5 S.F. Beach Cabana Addition with new landscape and hardscape.

SPECIAL EXCEPTION INFORMATION: The applicant is requesting a special exception with site plan review to allow construction of a 164.5 square foot beach cabana that requires the following variances: 1) To construct a 164.5 square foot beach cabana that is on a lot with frontage of 90.52 feet in lieu of the 100 foot required, 2) To allow the beach cabana to have a west setback of 4.37 feet from the property line in lieu of the 10 foot minimum required.

Call for disclosure of ex parte communication.

B-023-2017 Modifications

Address: 234 Kenlyn Rd.

Applicant: Sterling Kenan

Architect: MP Design & Architecture

Project Description: Renovations to existing garage. New hardscape and landscape.

Call for disclosure of ex parte communication.

B-024-2017 Demolition/New Construction

Address: 144 Seminole Ave.

Applicant: Ebil Management Limited

Architect: LaBerge & Menard, Inc.

Project Description: Demolition of existing 1-story single family residence and construction of a new 2-story single family residence, new hardscape and landscape.

Call for disclosure of ex parte communication.

B-026-2017 Demolition/New Construction

Address: 100 Via Del Lago

Applicant: 1020 South Ocean LLC

Architect: Ralph Cantin, A.I.A. & Phillip James Dodd/Bespoke Residential Design, LLC.

Project Description: Demolition of 100 Via Del Lago and the construction of a new two-story Mediterranean home, landscape and hardscape on the combined lot 1020 South Ocean Blvd. and 100 Via Del Lago.

Call for disclosure of ex parte communication.

B-027-2017 Additions/Modifications

Address: 228 Via Las Brisas

Applicant: Maximo Haddad

Architect: Patrick Segraves/SKA Architect + Planner

Project Description: Major renovation of existing 2-story 12,728 square foot home. Partial demolition of previous addition and pool gazebo (2,138 square feet).

Addition of 2,100 square foot garage and loggia. Final landscape and hardscape to be included.

Call for disclosure of ex parte communication.

B-028-2017 Lighting

Address: 160 Brazilian Ave.

Applicant: PEMS Partnership Limited

Architect: Keith Spina/Glidden Spina

Project Description: Install 4 new site lighting poles and fixtures in parking lot.

Call for disclosure of ex parte communication.

B-029-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE VARIANCES

Address: 1055 N. Ocean Blvd.

Applicant: 3200 Washington, LLC

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Major renovation of existing one story 6,667 square foot home. Partial demolition of first floor to include trellis area, addition of 4,665 square foot second floor, and change of style to Mediterranean. Final landscape and hardscape to be included.

VARIANCE INFORMATION: The applicant is proposing to modify the existing one-story house by adding a 4,665 square foot second story pitched roof addition and adding a pitched roof and loggia element onto the existing one story portions of the house that are to remain. The following four variances are being requested in order to accomplish this: 1) A south side yard setback ranging from 7.4 feet to 9.9 feet in lieu of the 15 feet minimum setback required to add the pitched roof onto the one story south wing of the house and the second story addition; 2) A north side yard setback ranging from the 5.1 feet to 8 feet in lieu of the 15 foot minimum setback required to add the pitched roof and loggia onto the one story north wing of the house and the second story addition. Both sides are proposed to have 2 foot overhangs for the pitch roof which is allowed by code.

Call for disclosure of ex parte communication.

B-030-2017 Modifications

Address: 2100 S. Ocean Blvd.

Applicant: 2100 Condominium Association, Inc.

Architect: Roger Hansrote/ACI, Inc.

Project Description: Install new bronze aluminum impact resistant storefront at the main entrance of the North and South Buildings with precast trim. Remove "X" column support at the West end of the porte-cochere and replace with vertical columns. Modifications to guardhouse to include installing bronze aluminum impact rated sliding glass doors and windows to match existing, reduce the roof overhang from 2'-0" to 1'-0", remove the raised planter walls at the East and West

elevations and install a planter flush with grade, and relocate the existing AC unit from the guardhouse planter to the planting area North of the drive.

Call for disclosure of ex parte communication.

B-032-2017 Additions/Modifications

Address: 215 Arabian Rd.

Applicant: 215 Arabian LLC

Architect: Kevin Asbacher, AIA

Project Description: The renovation of and addition to an existing two story residence originally designed by Lester Geisler in 1937. A second floor addition accommodating a new master suite is to be added over the existing family room and a new screened porch is to be added east of the family room. New windows, doors, roofing, pool, hardscape and final landscape.

Call for disclosure of ex parte communication.

B-033-2017 Additions/Modifications

Address: 2299 Ibis Isle Rd.

Applicant: JR International Overseas LTD

Architect: Krsto Stamatovski

Project Description: Application for a front gate at drive entrance; revision of stucco type for the house; location of security lights.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS - OLD BUSINESS

A-003-2017 Modifications

Address: 686 Island Dr.

Applicant: Robert F. Greenhill

Architect: YRA Design

Project Description: Exterior window and door replacement.

At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting to restudy different window and door options. At the February meeting, a motion carried to defer the project to the March 22, 2017 meeting.

Please note: The architect has requested to withdraw the application.

A-006-2017 Modifications

Address: 329 Worth Ave.

Applicant: Via Roma Condominium Association, Inc.

Architect: David Lawrence

Project Description: Paint window frames, replace via flooring, replace via ceiling, add cast stone base, add cast stone sills, re-stucco walls to smooth texture, replace via lighting.

At the March meeting, a motion carried to defer the project to the April 26, 2017 meeting for restudy.

Please note: The architect requests a one-month deferral to the May 24, 2017 meeting.

A-008-2017 Modifications

Address: 146 Gulfstream Rd.

Applicant: Carlos Arredondo

Architect: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Removal of a second floor covered balcony; replacement of balconies; entry door replacement; entry door surround; roof eave modifications.

At the March meeting, a motion carried to approve the project as presented with the caveat to bring back an alternative solution for the window trim and the roof over the bay window.

Call for disclosure of ex parte communication.

E. **MINOR PROJECTS-NEW BUSINESS**

A-011-2017 Modifications

Address: 171 Dunbar Rd.

Applicant: Palm Beach Dunbar LLC

Architect: Steve Parker/Parker-Yannette Design Group, Inc.

Project Description: Hardscape and landscape renovation plan.

Call for disclosure of ex parte communication.

A-012-2017 Modifications

Address: 156 Dolphin Rd.

Applicant: John P. Dewing, Jr.

Architect: Donald J. Skowron, Jr.

Project Description: Proposed parking and turn out space located in north east corner of the property; repair and replace existing. Driveway with associated landscape and hardscape changes to the site.

Call for disclosure of ex parte communication.

A-014-2017 Modifications

Address: 183 N. County Rd.

Applicant: Palm Beach Framemakers Inc.

Contractor: Assured Storm Protection Inc.

Project Description: Installation of HVHZ SuperNova Accordion Shutters for 4 openings in white.

Call for disclosure of ex parte communication.

A-015-2017 Modifications

Address: 449 Australian Ave.

Applicant: Cushing Investments, LLC

Architect: Kevin Asbacher/Asbacher Architecture

Project Description: Modifications to the side yard entry door and design of the exterior railings as previously approved; as well as the addition of a round window in the powder room, new pier lights on front site walls and an outdoor shower indicated on the exterior elevations (location approved on site plan at original ARCOM presentation.)

Call for disclosure of ex parte communication.

A-016-2017 Awning

Address: 302 S. County Rd.

Applicant: Le Macaron Palm Beach LLC

Architect: None

Project Description: Awning color approval; change from original pink with white stripes to solid color. Store front window vinyl graphic lettering.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

X. **ADDITIONAL COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

XI. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**

XII. **ADJOURNMENT**

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.